153.0	0001	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	905,700	/	905,700
USE VALUE:	905,700	/	905,700
ASSESSED:	905,700	/	905,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		PARK CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREGORY JEREMY R
Owner 2:	GREGORY KATHERINE E
Owner 3:	
Street 1:	21 PARK CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PETERS DONALD J/MICHELLE L -
Owner 2:	-
Street 1:	21 PARK CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 2600 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	439,400	700	465,600	905,700
Total Card	0.124	439,400	700	465,600	905,700
Total Parcel	0.124	439,400	700	465,600	905,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.35 | /Parcel: 348.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101375

GIS Ref

GIS Ref

Insp Date 08/04/18

!11978!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 153.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	447,500	700	5,400.	465,600	913,800	913,800	Year End Roll	12/18/2019
2019	101	FV	331,100	700	5,400.	436,500	768,300	768,300	Year End Roll	1/3/2019
2018	101	FV	330,300	0	5,400.	360,800	691,100	691,100	Year End Roll	12/20/2017
2017	101	FV	330,300	0	5,400.	331,700	662,000	662,000	Year End Roll	1/3/2017
2016	101	FV	330,300	0	5,400.	302,600	632,900	632,900	Year End	1/4/2016
2015	101	FV	322,700	0	5,400.	296,800	619,500	619,500	Year End Roll	12/11/2014
2014	101	FV	276,400	0	5,400.	275,900	552,300	552,300	Year End Roll	12/16/2013
2013	101	FV	276,400	0	5,400.	262,500	538,900	538,900		12/13/2012

PRINT

Date	Time
12/11/20	02:06:07

LAST REV

Date	Time
08/05/19	08:34:36

danam

PAT ACCT. 11978

USER DEFINED

Prior Id # 1:	101375
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERS DONALD J	53874-376		11/20/2009		585,000	No	No		
MORRIS ELEANOR	48630-158		12/8/2006		542,500	No	No		
	9918-285		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2018	1035	Inter Fi	99,500	C				
6/16/2014	668	Dormers	80,000					
11/23/2011	1552	Siding	15,000	C				vinyl siding

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2019	Left Notice	DGM	D Mann
8/5/2019	Permit Visit	DGM	D Mann
8/4/2018	Inspected	HS	Hanne S
7/31/2018	MEAS&NOTICE	BS	Barbara S
6/26/2014	Info Fm Prmt	PC	PHIL C
5/3/2012	Info Fm Prmt	MM	Mary M
1/20/2009	Meas/Inspect	372	PATRIOT
4/17/2007	MLS	MM	Mary M
10/24/2000	Hearing N/C	189	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	80.	1.08	9									465,601						465,600	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 465,601 | Spl Credit | Total: 465,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Very Good
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12727273
Const Adj.:	0.98990101
Adj $ / SQ:	139.486
Other Features:	129412
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	596997
Depreciation:	157607
Depreciated Total:	439390

COMMENTS

PDAS. OF=STALL SHOWER IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

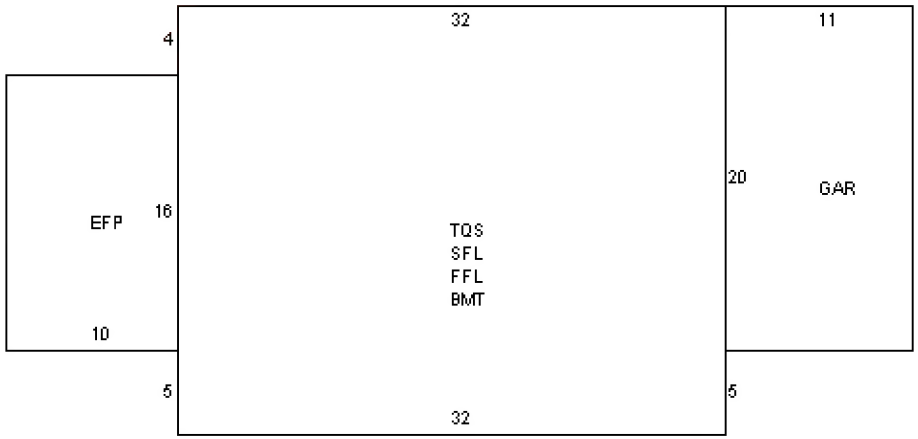
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	168.78
Special Features:	0	Val/Su Net:	130.00
Final Total:	439400	Val/Su SzAd	199.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	55.450	44,357
FFL	First Floor	800	139.490	111,589
SFL	Second Floor	800	139.490	111,589
TQS	3/4 Story	600	139.490	83,692
GAR	Garage	220	26.100	5,741
EFP	Enclos Porch	160	43.790	7,007

Net Sketched Area:	3,380	Total:	363,975
Size Ad	2200	Gross Are	3580	FinArea	2600
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X15	A	AV	2005	4.17	T	11.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700